#4603
Box 13

Davidson County DEEDWARR
Recvd: 09/23/03 15:32 2pgs
Fees:13.00 Taxes:373.26
20030923-0140869

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,880.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of September, 2003.

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2006

My Commission Expires: 5/28/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Manuel Lopez
4614 Fanning Drive
Antioch Tennesse 37013

SEND TAX BILLS TO:
~~NEW OWNER~~ CTX Mortgage Company
801 94th Ave. North, Suite 100
St Petersburg, FL. 33702

MAP-PARCEL NUMBERS:
148-12-235

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael C. Karnes and wife, Terry B. Karnes** hereinafter referred to as Grantors, hereby transfers and conveys to **Manuel Lopez*** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

* unmarried

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Hazelwood, Section 15, of record in Plat Book 4660, Page 176, Register's Office for said County.

Said Lot No. 109 fronts 66.5 feet on the northerly margin of Fanning Drive and extends back between parallel line 140.0 feet to a dead line on the rear.

Being the same property conveyed to Michael C. Karnes and wife, Terry B. Karnes by Warranty Deed from Roy Lee Moses and wife, Gloria M. Moses, of record in Book 5496, Page 177, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4614 Fanning Drive, Antioch Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of September, 2003.

Michael C. Karnes

Terry B. Karnes by Michael C. Karnes attorney in fact

Terry B. Karnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael C. Karnes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of September, 2003.

RUSSELL JOHN MCCLANAHAN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael C. Karnes, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledge that he is the attorney in fact for Terry B. Karnes and that he is authorized by Terry B. Karnes to execute this instrument on her behalf.

Witness my hand and seal this 15th day of September, 2003

RUSSELL JOHN MCCLANAHAN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires:

09402-BW